

MEPA Analyst: *Bill Gage*

Phone: 617-626-1025

# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: The Country Club At Indian Pond Estates		EOEA #: 11119
Street: Off Brook Street and Country Club Way		
Municipality: Kingston, MA	Watershed: Jones River	
Universal Tranverse Mercator Coordinates: 19 356559E 4649603N	Latitude: 41-58'-58.4" N Longitude: 70-43'-58.4" W	
Status of project construction: %complete 96%		
Proponent: High Pines, LLC		
Street: 60 Country Club Way		
Municipality: Kingston.	State: MA	Zip Code: 02364
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Mark M. Flaherty, P.E.		
Firm/Agency: Flaherty & Stefani, Inc.	Street: 67 Samoset Street	
Municipality: Plymouth	State: MA	Zip Code: 02364
Phone: 508-747-2425	Fax: 508-747-3991	E-mail: mark@fs-eng.com

In 25 words or less, what is the project change? The project change involves ...  
The Chapter 40B project is an 86-unit townhouse project in five separate locations (29 acres) are on undeveloped parcels of land previously reviewed as  
See full project change description beginning on page 3. 23 Residential House lots.

Date of ENF filing or publication in the Environmental Monitor: April 15, 1997

Was an EIR required? ☒ Yes ☐ No; if yes,  
was a Draft EIR filed? ☒ Yes (Date: 9/30/97 ) ☐ No  
was a Final EIR filed? ☒ Yes (Date: 12/9/98 ) ☐ No  
was a Single EIR filed? ☐ Yes (Date: ) ☐ No

Have other NPCs been filed? ☐ Yes (Date(s): ) ☒ No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to  
"ATTACHMENTS & SIGNATURES" on page 4.

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MEPA

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: Comprehensive Zoning Law, Chapter 40B, to Construct 86 Townhouse Units in place of 23 Residential House lots.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

☒ Yes    ☐ No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

☐ Yes    ☒ No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? ☐ Yes    ☒ No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	521 acres	0	521 acres
Acres of land altered	332.8	2.3 Ac.	335.1 acres
Acres of impervious area	65	3.5 Ac.	68.5
Square feet of bordering vegetated wetlands alteration	0		0
Square feet of other wetland alteration	0		0
Acres of non-water dependent use of tidelands or waterways	0		0
<b>STRUCTURES</b>			
Gross square footage	1,370,500	-1,300	1,369,200
Number of housing units	270	63	333
Maximum height (in feet)	35	0	35
<b>TRANSPORTATION</b>			
Vehicle trips per day	3225 (645+ 2579)	250	3,475
Parking spaces	1330 (250+270(4)	252	1,582
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	131,400 (Non-Irr)	20,800	152,200
GPD water withdrawal	93,000 (Irrig)		93,000
GPD wastewater generation/ treatment	131,400	20,800	152,000
Length of water/sewer mains (in miles)	1.80	0.25	2.05

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? ☐Yes ☒No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? ☐Yes ☒No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? ☒Yes ☐No (Site previously without Priority Sites)
4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth? ☐Yes ☒No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☐Yes ☐No
5. impact upon an Area of Critical Environmental Concern? ☐Yes ☒No

If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).


SEE ATTACHED PAGES

## ATTACHMENTS & SIGNATURES

### Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

### Signatures:

 1-28-08

Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
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Fred Tonsberg

Name (print or type)

High Pines Corporation

Firm/Agency

60 Country Club Way

Street

Kingston, MA 02364

Municipality/State/Zip

781-585-8500

Phone

Mark M. Flaherty

Name (print or type)

Flaherty & Stefani, Inc.

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